

**Proposed Town Centre Regeneration : The Galleries, High Street, Aldershot:
Planning Application 20/00508/FULPP**

1. Introduction

The purpose of this report is to consider an approach by the developer seeking variation of the planning conditions agreed by the Council when resolving to grant planning permission for this development. This has arisen because the applicant wishes to proceed with demolition of The Galleries Shopping Centre; Nos.12-18 Wellington Street; and the adjacent derelict buildings at 99-101 High Street early in the 2022. As a result, some of the agreed conditions would consequently need to be amended to reflect the change in the phasing.

2. Background

Planning application 20/00508/FUL was submitted on 27 July 2020 proposing:

“Redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Use Class E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm.”

The application was considered at the Development Management Committee meeting on 11 November 2020. It was resolved to grant planning permission subject to conditions and informatives on completion of a satisfactory s106 Planning Obligation to secure:

- 1) £3,293,300.00 (comprising £3,021,714.00 SANGS and £271,586.00 SAMMS contributions) towards SPA avoidance and mitigation and access management at Southwood Country Park; OR, alternatively, an appropriate payment to secure equivalent mitigation at the Blandford House/Malta Barracks SANG site;
- 2) £100,000 for improvements to off-site Public Open Space comprising either (a) landscaping, park furniture infrastructure and footpath renewal (including renovation of historic hard/soft landscape features) and habitat improvements at Manor Park, Aldershot; OR (b) landscaping, park furniture infrastructure and footpath renewal and habitat improvements at Redan Hill Gardens, Windmill Road, Aldershot;

- 3) provision of a full Travel Plan prior to occupation along with associated approval, monitoring fees (£1500 for approval and £3000 per annum for 5 years for monitoring : £16,500 in total) and bond;
- 4) Both mid-term and late-stage financial viability re-assessment clauses in accordance with the recommendations of the PBS Independent Viability Review (3rd August 2020);
- 5) Requirements to secure the provision, retention and management/allocation of parking spaces within the development for the lifetime of the development; and
- 6) £5,000.00 Monitoring and Administration Fee.

A total of 43 planning conditions were agreed, which are set out in an appendix to this report.

Work on the Planning Obligation has progressed since the Committee meeting in accordance with the resolution. This is now nearing completion.

3. Proposed Amendments

The Applicants have approached the Council seeking amendments to agreed Conditions Nos.2 (Approved Drawings), 3 (Finer-Grained Phasing Details), 4 (Site Investigation), 6 (Surface Water Drainage Details), 10 (Construction & Environmental Management Plan) and 41 (Employment Skills Plan). The amendments sought reflect the intention to implement that planning permission as soon as it is granted by demolishing The Galleries Shopping Centre. The Applicants have also submitted revised Phasing Details for the development to reflect the proposed timing for the demolition of The Galleries, together with details of the methodology for the impending demolition works. These show that the site would be cleared and hoardings erected to enclose the cleared land in High Street, Wellington Street, Little Wellington Street and around the east end of the Galleries site behind Station Road properties.

It is indicated that the cleared site within the hoardings is likely to be used for the storage of crushed aggregate produced from the demolition. This is a standard construction practice as a consequence of legislative requirements for the use of recycled aggregate materials in new construction projects. The stored aggregate material would be piled no higher than the height of the hoardings (3 metres).

The amendments being sought to the conditions are identified in bold type as follows:-

2. Approved Drawings

Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – AC_PP_300 REV.P02, AC_PP_301 REV.P02, AC_PP_302 REV.P02, AC_PP_303 REV.P02, AC_PP_304 REV.P02, AC_PP_305 REV.P02, AC_PP_306 REV.P02, AC_PP_307 REV.P02, AC_PP_308 REV.P02, AC_PP_309 REV.P02, CP_PP_320

REV.P02, CP_PP_321 REV.P02, CP_PP_322 REV.P02, CP_PP_323 REV.P02, CP_PP_324 REV.P02, CP_PP_325 REV.P02, CP_PP_326 REV.P02, CP_PP_327 REV.P02, CP_PP_328 REV.P02, CP_PP_329 REV.P02, CP_PP_330 REV.P02, CP_PP_331 REV.P02, GA_PP_340 REV.P02, GA_PP_341 REV.P02, GA_PP_342 REV.P02, GA_PP_343 REV.P02, GA_PP_344 REV.P02, GA_PP_345 REV.P02, GA_PP_346 REV.P02, GA_PP_347 REV.P02, GA_PP_348 REV.P02, GA_PP_349 REV.P02, GA_PP_350 REV.P02, GA_PP_351 REV.P02, GA_PP_352 REV.P02, GA_PP_353 REV.P02, MP_PP_001 REV.P05, MP_PP_002 REV.P05, MP_PP_003 REV.P05, MP_PP_004 REV.P05, MP_PP_005 REV.P05, MP_PP_006 REV.P05, MP_PP_007 REV.P05, MP_PP_008 REV.P05, MP_PP_009 REV.P05, MP_PP_010 REV.P05, MP_PP_011 REV.P05, MP_PP_012 REV.P05, MP_PP_013 REV.P05, MP_BE_400 REV P02, MP_BE_401 REV P02, MP_BE_402 REV P02, MP_BE_403 REV P02, MP_BE_404 REV P02, MP_BE_405 REV P02, MP_BE_406 REV P02, MP_BE_407 REV P02, MP_BE_408 REV P02, MP_BE_409 REV P02, MP_BE_410 REV P02, MP_BE_411 REV P02, MP_PE_100 REV P05, MP_PE_101 REV P05, MP_PE_102 REV P05, MP_PE_103 REV P05, MP_PE_104 REV P05, MO_PS_201 REV P05, MO_PS_202 REV P05, MP_PP_014 REV P05, MP_PS_200 REV P05, MP_SC_001 REV P06, MP_SC_002 REV P02, MP_SC_003 REV P03, MP_SC_004 REV P02, XX_XP_X02 REV P02, XX_XP_X11 REV P02, XX_XP_X12 REV P02, XX_XP_X13 REV P02, XX_XP_X01 REV P02, XX_XP_X03 REV P02, D0302-001 REV.A, D0302-002 REV.A, D0302-003 REV.C, D0302-004 REV.A, D0302-005, D0302-006, D0302-007, D0302-008, D0302-009, EVOKE SK001 REV.A, EVOKE SK002 REV.A, EVOKE SK003 REV.A, & EVOKE SK004 REV.A; Clarke Saunders Acoustic Report; D.Rose Planning LLP Planning Statement; Delva Patman Redlar Daylight & Sunlight Study; FHP Engineering Research Solutions Sustainability & Energy Statement; Gem Air Quality Ltd. Air Quality Assessment; Holbury Ecological Impact Assessment & Additional Bat Survey Report; JM Enviro Ltd. FRA & Drainage Strategy; JTP Design & Access Statement; Lustre Consulting Site Investigation Desk Study; Neil Tulley Associates Tree Schedule & Arboricultural Constraints; Systra FTPTransport Assessment & Framework Travel Plan; Montagu Evans Financial Viability Assessment; and Shaviram Public Consultation Statement.

Drawing Nos. 00817B_GD_XE_E01 REV.P01; 00817B_GD_XE_E02 REV.P01; 00817B_GD_PE_E01 REV.P01; 00817B_GD_PE_E02 REV.P01; 00817B_GD_XP_X03 REV.P01; 00817B_GD_XP_X04 Phasing Plan_P01; and Reports Demolition : COSHH Assessments; Demolition : Execution Plan & Method Statement; Demolition : Standard Operating Procedures; Demolition : Rye Group Risk Assessments; and Agents' covering email of 16 December 2021.

Reason - To ensure the development is implemented in accordance with the permission granted

3. Finer-Grained Phasing Details

Notwithstanding the general phasing details indicated with the application hereby approved, ***other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street***, no works shall start on site in respect of the implementation of this planning permission until finer-grained details for the phasing of the development hereby permitted (including the stage at which the 250 space public car parking to be provided to the Council is to be constructed and made

available for use by the Council; and public bicycle parking) have been submitted to, and approved by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the phasing details so approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason – To ensure a satisfactory implementation of the approved development in the interests of the amenities of the Town Centre.

4. Site Investigation

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, **other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street**, no works pursuant to that phase shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

(a) a site investigation report based on the Phase I desk study (report ref:1654\MD\1-2017\601 issued by Lustre Consulting) documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(b) if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

(c) an asbestos survey should be undertaken prior to demolition to ensure that any asbestos present is identified and dealt with in an appropriate manner.

Where step (b) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the completeness and effectiveness of the remediation and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for approval in writing by the Local Planning Authority.

Reason – (1) To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention; and to ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution; and (2) to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete; in line with Paragraph 170 of the National Planning Policy Framework. *

6. Surface Water Drainage details

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Rev.A by JM Enviro Limited, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
- (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason – At the request of Hampshire County Council Lead Local Flood Authority and to comply with the requirements of Local Plan Policy NE8. *

10. Construction & Environmental Management Plan

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Plan shall provide for:-

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) details and location(s) of temporary site accommodation;
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust, dirt and other emissions during construction;
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (h) measures to minimise noise and vibrations during construction and demolition; and
- (i) measures to ensure/maintain vehicular and pedestrian access to adjoining and nearby properties at all times during the demolition and construction period

Reason: In the interests of highway safety & convenience and neighbour amenities. *

41. Employment Skills Plan

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, prior to the construction of the development hereby approved, training and employment opportunities shall be provided in respect of the

development in accordance with an Employment and Skills plan to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure employment and training opportunities for local people in the interest of economic development of the area. *

4. Consultation

HCC Highways Development Planning and RBC Environmental Health have been re-consulted in respect of the amended plans received.

At the time of writing no comments have been received.

5. Notification

All properties adjoining the application site in High Street (including within Bakehouse Mews), Wellington Street and Station Road have been notified of the receipt of the amended plans and demolition details.

At the time of writing no comments have been received.

Notwithstanding the Council's notification of the immediate neighbours, the applicants' agent advises that they have been undertaking their own discussions and notification of neighbours. Entirely separate from the planning application process, the applicants are obliged to engage with their immediate neighbours concerning their proposed works under the Party Walls etc Act. In this respect the applicants' agent advises that: Party Wall notices have been served on 83 and 103 High Street and representatives of the applicants have been to site to meet at least one of these parties in this connection. A licence for oversail application has been made regarding The Bakehouse – and the owners have also been met on site. The owners of 8-10 Wellington Street will shortly be informed of the proposed demolition, although a Party Wall Agreement is not required with this neighbour until construction commences. In respect of nearby Station Road properties, either direct communication has taken place or letters sent out; and temporary parking has been offered to them in the Arcade. It is understood that the majority have accepted this arrangement to date. Representatives of the applicants have also met the Town Centre Manager with whom they intend to work closely to ensure town centre communication is handled correctly. In this respect the appointed demolition contractors (Rye) will produce a pre commencement letter for the town centre neighbours and it is indicated that they will also provide monthly updates thereafter.

6. Planning considerations

The principal objective remains to ensure early implementation of the scheme. The proposed amendments are required to facilitate earlier demolition of The Galleries than was originally envisaged.

It is considered that the proposed details of the demolition of The Galleries Shopping Centre are conventional and acceptable from a Planning perspective. The demolition of the building is also subject to parallel assessment and control under the Building

Acts; and there is also an on-going requirement for the demolition works to be conducted in compliance with all other relevant legislation, such as the Party Walls etc Act, Environmental Protection legislation; and with appropriate consultation with utility companies such as water, gas, electricity etc.

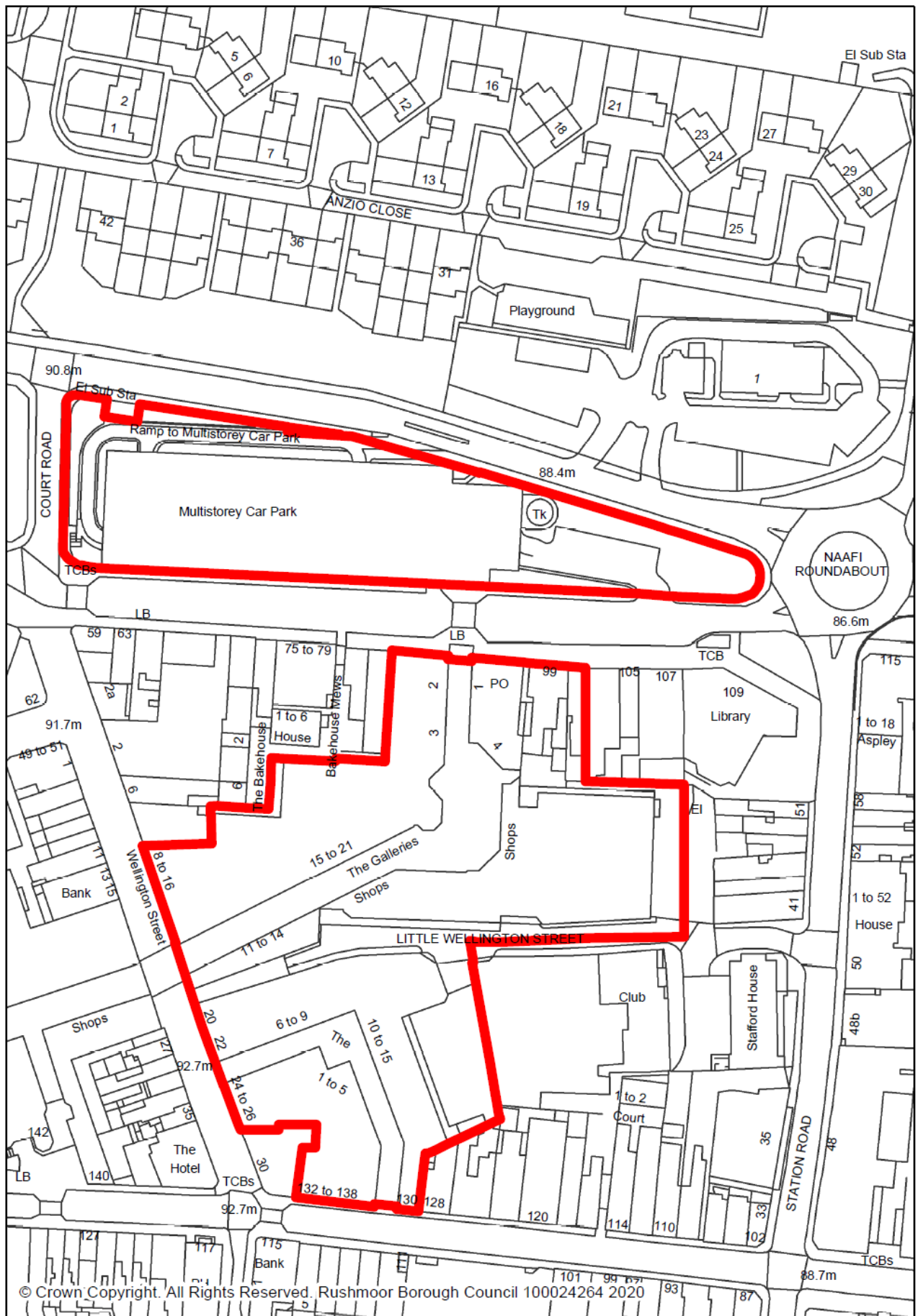
It is considered that the proposed amendments to conditions reflect the proposed changes to the phasing of the development and do not alter the purpose of the conditions concerned. These amendments are considered to be acceptable.

It is considered that the proposed amendments are acceptable in Planning terms and, would have resulted in the same recommendation had they been in this form when the Development Management Committee considered the application in November 2020.

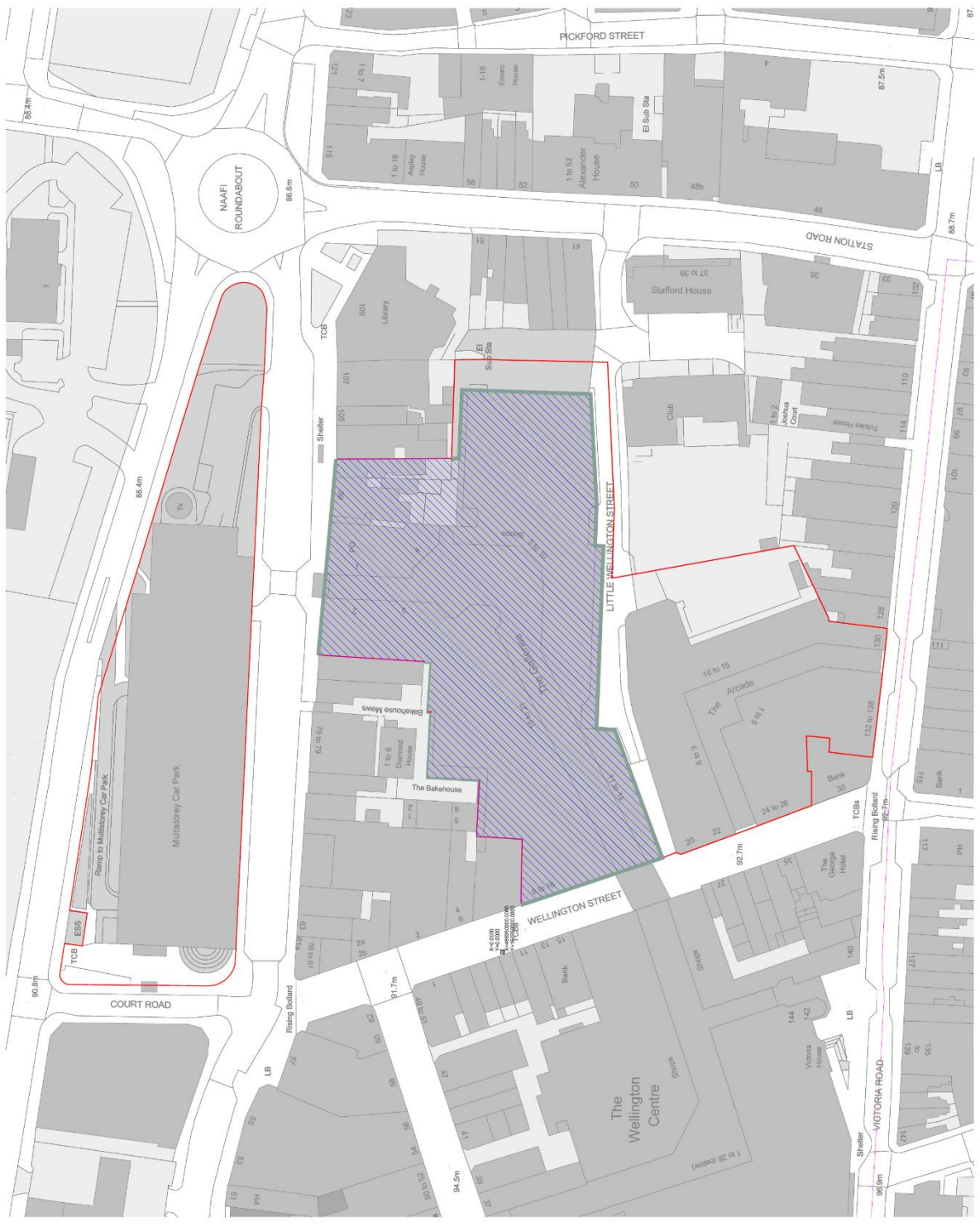
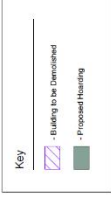
7. Recommendation

It is recommended that the proposed amendments to the conditions as set out in the report are **APPROVED**

Tim Mills
Head of Economy, Planning and Strategic Housing



Notes:
 1. The drawings are prepared for the use and for reference for building and existing structures.
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Demolition Plan
 1:500

Project: 2020/12/16 Planning Issue A. RM

Drawing Status: Issue Date Description Done Check

PLANNING

Client:

SHAVIRAM GROUP

ELMSBROOK
 The Galleries, Aldershot

Drawing Title: Demolition Plan

Scale: 1:500
 Drawing No: GD_XP_X03
 Revision: P01
 Date: 03/05/2024
 Sheet Code: 008175_CD_XP_X03_Demolition Plan_P01



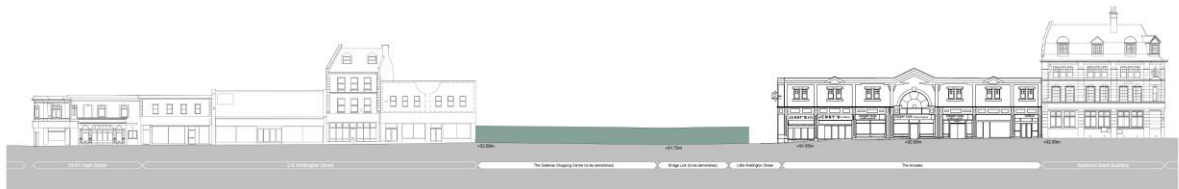
Existing High Street Elevation.
1:250



Existing Wellington Street Elevation.
1:250



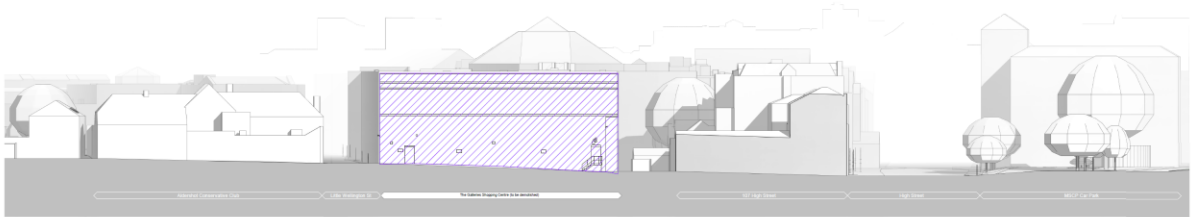
Proposed High Street Elevation.
1:250



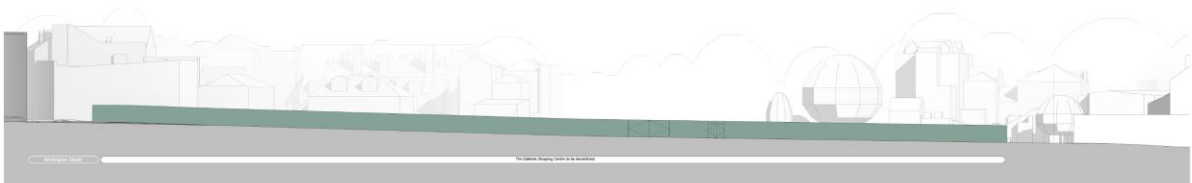
Proposed Wellington Street Elevation.
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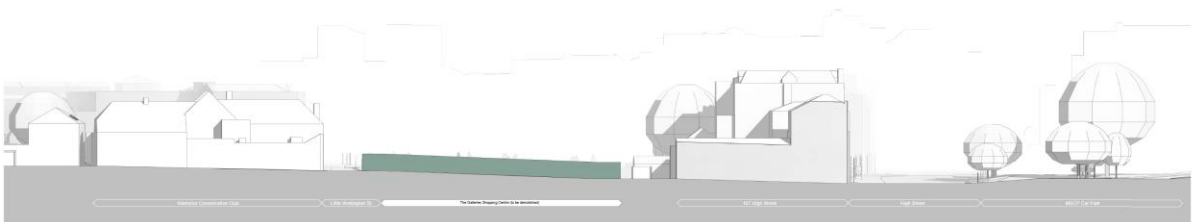
Existing Little Wellington Street Elevation
1:250



Existing Galleries East Elevation
1:250



Proposed Little Wellington Street Elevation
1:250



Proposed Galleries East Elevation
1:250

**Appendix : Conditions to be imposed with Planning Permission as agreed by
Committee on 11 November 2020.**

1. Time for implementation

The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of The Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. Approved Drawings

Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings –

AC_PP_300 REV.P02, AC_PP_301 REV.P02, AC_PP_302 REV.P02, AC_PP_303 REV.P02, AC_PP_304 REV.P02, AC_PP_305 REV.P02, AC_PP_306 REV.P02, AC_PP_307 REV.P02, AC_PP_308 REV.P02, AC_PP_309 REV.P02, CP_PP_320 REV.P02, CP_PP_321 REV.P02, CP_PP_322 REV.P02, CP_PP_323 REV.P02, CP_PP_324 REV.P02, CP_PP_325 REV.P02, CP_PP_326 REV.P02, CP_PP_327 REV.P02, CP_PP_328 REV.P02, CP_PP_329 REV.P02, CP_PP_330 REV.P02, CP_PP_331 REV.P02, GA_PP_340 REV.P02, GA_PP_341 REV.P02, GA_PP_342 REV.P02, GA_PP_343 REV.P02, GA_PP_344 REV.P02, GA_PP_345 REV.P02, GA_PP_346 REV.P02, GA_PP_347 REV.P02, GA_PP_348 REV.P02, GA_PP_349 REV.P02, GA_PP_350 REV.P02, GA_PP_351 REV.P02, GA_PP_352 REV.P02, GA_PP_353 REV.P02, MP_PP_001 REV.P05, MP_PP_002 REV.P05, MP_PP_003 REV.P05, MP_PP_004 REV.P05, MP_PP_005 REV.P05, MP_PP_006 REV.P05, MP_PP_007 REV.P05, MP_PP_008 REV.P05, MP_PP_009 REV.P05, MP_PP_010 REV.P05, MP_PP_011 REV.P05, MP_PP_012 REV.P05, MP_PP_013 REV.P05, MP_BE_400 REV P02, MP_BE_401 REV P02, MP_BE_402 REV P02, MP_BE_403 REV P02, MP_BE_404 REV P02, MP_BE_405 REV P02, MP_BE_406 REV P02, MP_BE_407 REV P02, MP_BE_408 REV P02, MP_BE_409 REV P02, MP_BE_410 REV P02, MP_BE_411 REV P02, MP_PE_100 REV P05, MP_PE_101 REV P05, MP_PE_102 REV P05, MP_PE_103 REV P05, MP_PE_104 REV P05, MO_PS_201 REV P05, MO_PS_202 REV P05, MP_PP_014 REV P05, MP_PS_200 REV P05, MP_SC_001 REV P06, MP_SC_002 REV P02, MP_SC_003 REV P03, MP_SC_004 REV P02, XX_XP_X02 REV P02, XX_XP_X11 REV P02, XX_XP_X12 REV P02, XX_XP_X13 REV P02, XX_XP_X01 REV P02, XX_XP_X03 REV P02, D0302-001 REV.A, D0302-002 REV.A, D0302-003 REV.C, D0302-004 REV.A, D0302-005, D0302-006, D0302-007, D0302-008, D0302-009, EVOKE SK001 REV.A, EVOKE SK002 REV.A, EVOKE SK003 REV.A, & EVOKE SK004 REV.A; Clarke Saunders Acoustic Report; D.Rose Planning LLP Planning Statement; Delva Patman Redlar Daylight & Sunlight Study; FHP Engineering Research Solutions Sustainability & Energy Statement; Gem Air Quality Ltd. Air Quality Assessment; Holbury Ecological Impact Assessment & Additional Bat Survey Report; JM Enviro Ltd. FRA & Drainage Strategy; JTP Design & Access Statement; Lustre Consulting Site Investigation Desk Study; Neil Tulley Associates Tree Schedule & Arboricultural Constraints; Systra FTPTransport Assessment & Framework Travel Plan; Montagu Evans Financial Viability Assessment; and Shaviram Public Consultation Statement.

Reason - To ensure the development is implemented in accordance with the permission granted

3. Finer-Grained Phasing Details

Notwithstanding the general phasing details indicated with the application hereby approved, no works shall start on site in respect of the implementation of this planning permission until finer-grained details for the phasing of the development hereby permitted (including the stage at which the 250 space public car parking to be provided to the Council is to be constructed and made available for use by the Council; and public bicycle parking) have been submitted to, and approved by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the phasing details so approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason – To ensure a satisfactory implementation of the approved development in the interests of the amenities of the Town Centre.

4. Site Investigation

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, no works pursuant to that phase shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

(a) a site investigation report based on the Phase I desk study (report ref:1654\MD\1-2017\601 issued by Lustre Consulting) documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(b) if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

(c) an asbestos survey should be undertaken prior to demolition to ensure that any asbestos present is identified and dealt with in an appropriate manner.

Where step (b) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the completeness and effectiveness of the remediation and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for approval in writing by the Local Planning Authority.

Reason – (1) To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention; and to ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution; and (2) to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete; in line with Paragraph 170 of the National Planning Policy Framework. *

5. Unforeseen Contamination

In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention. *

6. Surface Water Drainage details

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Rev.A by JM Enviro Limited, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
- (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason – At the request of Hampshire County Council Lead Local Flood Authority and to comply with the requirements of Local Plan Policy NE8. *

7. Surface Water Network Upgrade Provision

No properties within the development hereby approved shall be occupied until confirmation has been provided to, and approved by, the Local Planning Authority that either:- all surface water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason – At the request of Thames Water, whom advise that network reinforcement works are likely to be required to accommodate the proposed development in order to avoid flooding and/or potential pollution incidents. *

8. Surface Water Infiltration Systems

No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason – At the request of the Environment Agency to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable

levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

9. Piling Using Penetrative Methods

Piling using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority.

Reason – At the request of the Environment Agency to ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

10. Construction & Environmental Management Plan

No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Plan shall provide for:-

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) details and location(s) of temporary site accommodation;
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust, dirt and other emissions during construction;
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (h) measures to minimise noise and vibrations during construction and demolition; and
- (i) measures to ensure/maintain vehicular and pedestrian access to adjoining and nearby properties at all times during the demolition and construction period

Reason: In the interests of highway safety & convenience and neighbour amenities. *

11. Construction Hours

Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 Hours on Monday to Fridays and 0800-1300 Hours on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring properties in the vicinity.

12. Green Roof Details

No part of the residential accommodation hereby approved shall be occupied until the design of the green roof, the uses accommodated on the roofs and the habitat creation techniques and long-term management of the roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Those measures so approved shall be implemented in full during the first planting season after occupation of any part of the residential accommodation and retained thereafter.

Reason - To ensure that the green roofs survive, provide the greatest biodiversity gain, and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. *

13. Biodiversity Enhancement Details

No part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and a sensitive external lighting strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. *

14. Tree Protection Measures

No works shall start on site in respect of the development of Building G until existing trees and shrubs/hedges to be retained in the vicinity adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Arboricultural Impact Assessment Report hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general in accordance with Local Plan Policy NE3.

15. Provision of Highway Access and Visibility Splays

The means of pedestrian, cycle and motor vehicular access (including any visibility splays) shown on the plans hereby approved shall be constructed and/or provided in full accordance with the approved plans and retained thereafter at all times for the lifetime of the development. The visibility splays so provided shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding 1m in height.

Reason: To improve and maintain visibility for the safety of pedestrian and vehicular traffic.

16. No Overhead Servicing

Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

17. Flexible Commercial/Community Units : Use

The flexible commercial/community units hereby permitted shall be used flexibly for purposes falling within Use Classes E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship) of the Schedule to the Use Classes Order 1987, (or any other Order revoking or re-enacting that Order).

Reason - To safeguard the viability and vitality of the Town Centre.

18. Flexible Commercial/Community Units : Bin Storage & Collection

No flexible commercial/community unit hereby approved shall be occupied until details of the means and measures for the storage and collection of refuse/recycling at and from that unit has been submitted to and approved in writing by the Local Planning Authority. The bin storage and collection measures so approved shall be implemented and retained thereafter in accordance with the details so approved.

Reason - To safeguard the amenities of the area.

19. Flexible Commercial/Community Units : Means of suppressing smells and fumes

Use of any flexible commercial/community units hereby permitted to be used for purposes falling within Use Classes E(c) (restaurants & cafes) shall not commence before appropriate means of suppressing and directing smells and fumes and associated extraction noise from the premises, have been installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The equipment shall be installed in accordance with the details so approved and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.

20. Flexible Commercial/Community Units : Opening Hours

The flexible commercial/community units hereby permitted shall not be open to customers outside the following times, unless details of any noise mitigation strategy has been submitted to and approved in writing by the LPA:-

- 0700 – 2300 Hours Mondays to Sundays

Reason - To safeguard the amenities of neighbouring occupiers.

21. Flexible Commercial/Community Units : Delivery Hours

No deliveries in relation to the flexible commercial/community units hereby permitted shall be taken in or dispatched from the site outside the hours of 0700 - 2000 Hours Mondays to Sundays.

Reason - To safeguard residential amenities.

22. Flexible Commercial/Community Units : Street Frontage(s)

The street frontage(s) of the flexible commercial/community units hereby permitted shall include a window display which shall be provided prior to occupation of each flexible commercial/community unit hereby permitted.

Reason - To safeguard the character and appearance of the shopping area.

23. Flexible Commercial/Community Units : No Externally Audible Amplified Sound

No sound reproduction equipment, conveying messages, music, or other sound which is audible outside, and emanating from, the commercial/community units hereby permitted shall be installed without the prior written consent of the Local Planning Authority.

Reason - To protect the amenities of occupiers of adjoining and nearby residential properties.

24. Flexible Commercial/Community Units : Plant & Machinery

All plant and machinery (including the mechanical ventilation) to be installed associated with any of the flexible commercial/community use units hereby permitted shall, as appropriate, be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound and any external visual impact in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Any details so approved shall be implemented in full and retained whilst the plant and machinery remains at the development.

Reason -To protect the amenity of the occupiers of the development and the amenity of neighbouring occupiers.

25. Public Realm : Hard and Soft Landscaping

The flexible commercial/community units hereby approved shall not be occupied until a fully detailed soft and hard landscaping scheme including trees, planting, and details of paving/hardstanding, and external lighting has been submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented during the first planting season after the occupation of a flexible commercial/community unit within the development.

Reason - To ensure the development makes an adequate contribution to public realm visual amenity and provides satisfactory drainage arrangements. *

26. Public Realm : Landscape Management Plan

The flexible commercial/community units hereby approved shall not be occupied until a landscape management plan detailing management responsibilities, maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To ensure the amenity value of the public realm trees shrubs and landscaped areas is maintained. *

27. Public Realm : Street Furniture & Lighting

The flexible commercial/community units hereby approved shall not be occupied until details of street furniture (including lighting) within the public realm areas of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To ensure satisfactory external appearance. *

28. Public Realm : Signage

Details of the direction and other signage at the entrances into and within the public realm areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as so approved.

Reason - To ensure satisfactory external appearance.

29. External Material Samples

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, no construction works above ground level pursuant to that phase shall start until a schedule and/or samples of the external materials to be used in the construction of that

phase have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance. *

30. External Design Details

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, the commencement of works on any part of the development pursuant to that phase above ground level shall not start until detailed drawings showing all elevations of the development in that phase including:-

- Architectural detailing on the upper floors;
- windows, (including casing, frames, opening type and colour/finish of frames and glazing);
- Shop fronts;
- Type and position of trickle vents; and
- Any externally visible rainwater goods

shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall subsequently be implemented in full and retained as approved.

Reason: In the interest of the character and appearance of the area. *

31. Residential Communal Amenity Areas : Hard and Soft Landscaping

The residential units of each phase of development approved pursuant to Condition No.3 of this planning permission hereby approved, or any part thereof, shall not be occupied until a fully detailed soft and hard landscaping scheme including trees and other planting for that phase, has been implemented in full in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme thereby approved for that phase shall be provided within the first planting season after occupation of any part of the residential accommodation of that phase, and retained and maintained at all times as a shared communal amenity area for occupiers of the development for the lifetime of that phase of the development.

Reason - To ensure the development makes an adequate contribution to visual and residential amenity. *

32. Residential Communal Amenity Areas : Landscape Management Plan

The residential accommodation hereby approved, or any part of, shall not be occupied until a landscape management plan detailing management responsibilities and maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The residential communal amenity areas shall be managed, maintained and retained in accordance with the details so approved.

Reason - To ensure the amenity value of the landscaping of the residential communal amenity areas within the development is satisfactorily managed and maintained. *

33. Residential Car Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until each residential unit within that phase has been allocated one parking space for the lifetime of the development that have

been provided and made available for use. For the avoidance of doubt, no allocated residential parking space shall be used for the parking and/or storage of boats, caravans and trailers

Reason - To ensure the provision and availability of adequate off-street parking.

34. Residential Cycle Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until secure bicycle storage/parking facilities have been provided and made available for the use of occupiers of the residential units within that phase. The cycle storage/parking so provided shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel.

35. Residential Units and Communal Residential Roof Amenity Areas : Noise Mitigation

No residential unit hereby approved [and their associated communal roof amenity area(s)] within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied/brought into use until mitigation measures to protect the residential units and the associated roof amenity areas within that phase from traffic or other external noise have been implemented in accordance with details, which have first been submitted to, and approved in writing by, the Local Planning Authority. The noise mitigation measures so approved shall be retained for the lifetime of the development.

Reason: To protect the amenity of the occupiers of the development.

36. Residential Units : General Noise Attenuation Measures

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until all plant and machinery (including any mechanical ventilation) to be installed with that phase of the development has been enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-born sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason -To protect the amenity of the occupiers of the development and the amenity of neighbouring occupiers.

37. Residential Units : Balcony/Terrace Privacy Screening

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until any privacy screening to the flanks of the residential balconies and/or amenity terraces of that phase have been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. *

38. Residential Units and Residential Roof Amenity Areas : Privacy of Neighbours

Notwithstanding the details shown on the submitted plans, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until a scheme of measures to address, as appropriate, through provision of measures such as obscure glazing and/or privacy screening to the balustrades of amenity areas and balconies, the privacy of occupiers of adjoining and nearby residential units, has been submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be implemented in full prior to the first occupation of the residential units within that phase that are involved and the measures so approved shall be retained for the lifetime of the development.

Reason -To protect the amenities of the neighbouring residential properties. *

39. Residential Units : Bin Storage & Collection Details

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until the appropriate residential refuse/recycling bin storage areas for that phase have been provided and made available to the occupiers in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area. *

40. Residential Units : Communal Broadband and Aerial/Satellite Connections

Notwithstanding any details submitted in the application, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until details of the communal telecommunications provision and the aerial or satellite facilities for that phase, including high speed broadband, have been submitted to and approved in writing by the Local Planning Authority. The approved systems and installations shall be installed in full accordance with the approved details and made operational before any residential units in that phase are occupied and retained thereafter.

Reason: To ensure satisfactory external appearance and provide for appropriate telecommunication facilities in accordance with Local Plan Policies DE1 and PC3. *

41. Employment Skills Plan

Prior to the construction of the development hereby approved, training and employment opportunities shall be provided in respect of the development in accordance with an Employment and Skills plan to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure employment and training opportunities for local people in the interest of economic development of the area. *

42. Sustainability : Electric Car Charging Points Details

Details of the provision of Electric Car Charging Points within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the car parking area(s) in which they would be located being first brought into use. The Electric Car Charging Point installation so approved shall subsequently be installed and made operational and available to occupiers of the development prior to the car parking area(s) in which they would be located being first brought into use and retained thereafter.

Reason – To reflect the objective of enabling a sustainable development.

43. Sustainability : BREEAM

On completion of any flexible commercial/community unit within the development hereby approved, certification their compliance with the BREEAM 'excellent' standard for water consumption shall be submitted to, and approved by, the Local Planning Authority.

Reason - To ensure the development is sustainable.